

March 28, 2025

Mr. Rob Crittenden
Elcore Construction Inc.
368 Lake Street
Grimsby, ON
L3M 4M5

Dear Mr. Crittenden,

**Renovation and Addition to Existing
Canadian Tire Store #660
1050 Chemong Road
Peterborough, ON**

We enclose our completed Form 9 of the Construction Lien Act, Certificate of Substantial Performance, dated March 28, 2025, based on our calculation for the status of the contract.

Release of our Certificate of Substantial Performance does not constitute acceptance of outstanding extra quotations. These will be reviewed and assessed by Canadian Tire Corporation.

Please forward a copy of 'Notice of Publication' of the Certificate to our office, for our files.

Yours truly,



M. Edelstein **B.E.S., B.Arch., OAA**

Enc:

cc: Jonah Nissenbaum – Critical Path

FORM 9
CERTIFICATE OF SUBSTANTIAL PERFORMANCE OF THE
CONTRACT UNDER SECTION 32 OF THE ACT

Construction Act

City of Peterborough

(County/District/Regional Municipality/Town/City in which premises are situated)

1050 Chemong Road, Peterborough, ON

(street address and city, town, etc., or, if there is no street address, the location of the premises)

This is to certify that the contract for the following improvement:

Alteration and Additon to Existing Canadian Tire Store 660, Phase 2, 1050 Chemong Road, Peterborough, ON

(short description of the improvement)

to the above premises was substantially performed on **March 26, 2025**

(date substantially performed)

Date certificate signed: **March 28, 2025**



(payment certifier where there is one)

(owner and contractor, where there is no payment certifier)

Name of owner: **Canadian Tire Properties Inc.**

Address for service: **2180 Yonge Street, Toronto, ON**

Name of contractor: **Elcore Construction Inc.**

Address for service: **368 Lake Street, Grimsby, ON L3M 4M5**

Name of payment certifier (where applicable): **RAI Architect Inc.**

Address: **92 Church Street South, Suite 104, Ajax, ON L1S 6B4**

(Use A or B, whichever is appropriate)

- A. Identification of premises for preservation of liens:
Part of Lots 2 and 3 East of Communication Road (Geographic Township of Smith) City of Peterborough, County of Peterborough

(if a lien attaches to the premises, a legal description of the premises,
including all property identifier numbers and addresses for the premises)

- B. Office to which claim for lien must be given to preserve lien:

(if the lien does not attach to the premises, the name and address of the person or body to whom the claim for lien must be given)

March 26, 2025

CTC 660 Peterborough

Substantial Performance

Contract Value **\$5,124,107.07**

Substantial Calculation

3% \$1,000,000.00 \$30,000.00

2% \$1,000,000.00 \$20,000.00

1% 3,124,107.07 \$31,241.07

Total **\$ 81,241.07**

Calculation of Status of Project

Incomplete work (value in contract) \$293,257.95

Less Div. 1+ portion of cash allowance \$133,580.00

Less Div 2 (seasonal) \$105,385.00

Value left in contract \$ 54,292.95

Value of incomplete close out documents \$ 20,000.00

Status of Contract **\$ 74,292.95**